Wilson Jones

Minute Book
395-31

Outfit
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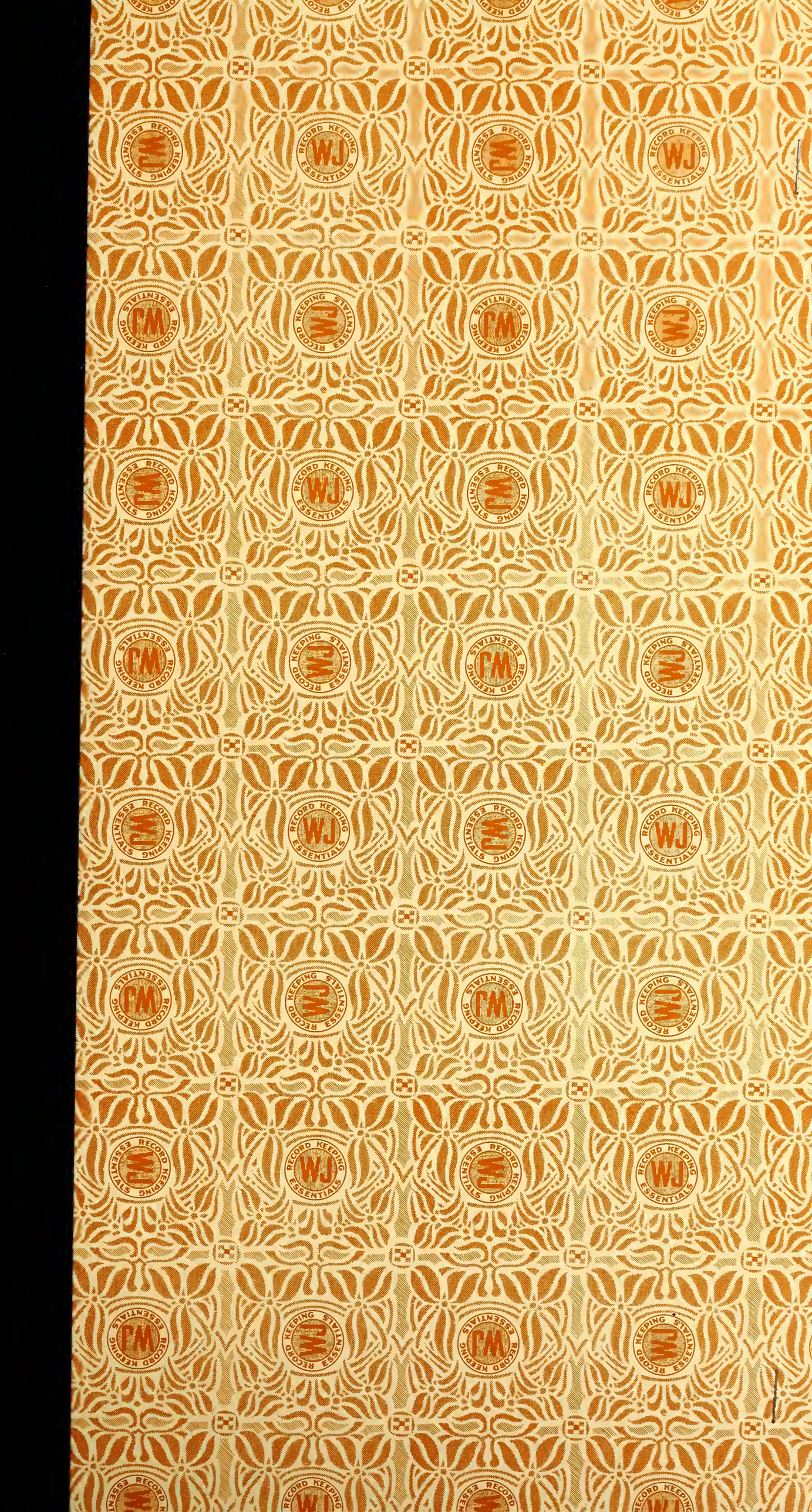
WITH FILLER 903-30-25

MADE IN MEXICO


RECORD KEEPING ESSENTIALS
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FORT WAYNE REDEVELOPMENT COMMISSION
EXECUTIVE SESSION
JANUARY 12, 1993

TIME: 5:00 p.m.

PLACE: City-County Building, Room 106

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President
George F. Simler, III, Secretary

MEMBERS ABSENT: R. Steven Hill, Member
Mark D. Becker, Member

STAFF PRESENT: Ronald R. Fletcher, James C. Lindsay
Loren Kravig, Kim Romes-James

COUNSEL PRESENT: R. David Boyer and John J. Wernet

OTHERS PRESENT: George Huber, Murphy & Associates, Inc.

CALL TO ORDER

Mr. Eisbart called to order this Executive Session of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that Commission Members R. Steven Hill and Mark D. Becker were not present during this Executive Session.

Discussion of strategy reference to initiation of litigation or pending litigation 5-14-1.5-6 (2) (B)

With no further business to discuss, the Executive Session of the Fort Wayne Redevelopment Commission adjourned at 5:35 p.m.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: February 15, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING
JANUARY 12, 1993

TIME: 5:35 p.m.

PLACE: City-County Building, Room 106

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President
George F. Simler, III, Secretary

MEMBERS ABSENT: R. Steven Hill, Member
Mark D. Becker, Member

STAFF PRESENT: Ronald R. Fletcher, James C. Lindsay, Loren Kravig, Kim Romes-James

COUNSEL PRESENT: R. David Boyer and John J. Wernet

OTHERS PRESENT: George Huber, Murphy & Associates, Inc.
Bruce Buchan, representing Centennial Partners L.P.

CALL TO ORDER

Mr. Eisbart called to order this Special Meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that Commission Members R. Steven Hill and Mark D. Becker were not present during this special meeting.

APPROVAL OF CLAIMS

Mr. Eisbart asked for a motion to approve the November 1992 Claims. Mr. Hines made a motion to approve the claims, the motion was second by Mr. Simler.

APPROVAL OF MINUTES

Mr. Hines made a motion to approve the November 16, 1992 Executive Session and Regular Meeting Minutes. The motion was second by Mr. Simler.

OLD BUSINESS

None

NEW BUSINESS

Spencer Lewis - Update

Mr. Chuck Weinraub informed the Commission that his client, Mr. Spencer Lewis' employment schedule would not allow him to be at the meeting. At a previous meeting, the Commission conditionally accepted Mr. Lewis' development proposal. The Commission requested that Mr. Lewis return at its January meeting with a development outline and financial plan. Mr. Weinraub explained that they have made substantial progress, but that more time was needed to secure their financial resources. Mr. Weinraub requested an extension until March 1, 1993, which will allow enough time to complete their financial plan. The Commission approved Mr. Lewis' request for an extension and asked him to report on his progress at the March 1993 meeting.

Resolution 93-1
Approving contract for professional legal services (Helmke, Beams, Boyer & Wagner)

Mr. Fletcher explained to the Commission that in the past Commission legal counsel had been given a $5.00 increase each year. In 1992, legal counsel was not given the increase and that is why their 1993 contract is increased from $85.00 to $95.00 per hour instead of $90.00 per hour. After a brief discussion, the Commission unanimously agreed to approve Resolution 93-1.

On a motion by Mr. Hines, second by Mr. Simler, Resolution 93-1 was unanimously approved.

Resolution 93-2
Approving contract for professional legal services (John J. Wernet)

Mr. Hines wanted to know why the Redevelopment Commission has two attorneys and wondered if that was necessary. Mr. Fletcher explained to Mr. Hines that it was agreed during a past Commission meeting that it would not be necessary for both attorneys to attend regular meetings. Mr. Boyer would be the only attorney attending Commission meetings unless Mr. Wernet has been requested by staff to attend and present information to the Commission regarding Midtowne Crossing. Mr. Wernet has agreed to charge the Commission a fee only when he has been asked to attend the meeting and present information to the Commission, and only for the time necessary to comply with the request. If he chooses to attend the entire meeting, the Fort Wayne Redevelopment Commission will be charged only for the time relevant to the litigation and other issues involving Midtowne Crossing. Mr. Wernet is currently representing the Commission on two lawsuits regarding Midtowne Crossing.

Resolution 93-3
Allowing the designation of property as an Economic Revitalization Area for Centennial Partners, L.P.

Mr. Fletcher explained that Centennial Industrial Partners has requested from the Commission approval for a tax abatement for a project in Centennial Industrial Park. Centennial Industrial Park is an urban renewal area and state law requires that the Redevelopment Commission allows or disapproves properties to be designated as Economic Revitalization Areas. Bruce Buchan, representing Centennial Partners/London Litho Aluminum Co., Inc., noted that a 17,262 sq. ft. office/warehouse building will be constructed at the site and leased to London Litho Aluminum Co. The facility will be used to store graphic art supplies and equipment used in the lithographic process. The project is expected to create 3 new positions, the estimated project cost is $610,000.00-$800,000.00, with a completion date of March 15, 1993.

On a motion by Mr. Hines second by Mr. Simler, Resolution 93-3 was unanimously approved.

Resolution 93-4
Establishing a value of commercial condominiums transferred to Summit Bank

John Wernet explained that Resolution 93-4 pertains to the appraised value of certain commercial condominiums which are to be transferred to Summit Bank in accordance with the 1992 agreement between the bank and the Fort Wayne Redevelopment Commission. The condominiums were appraised in 1991 by Lowell Griffin, MAI, at $33.38 per square foot. The appraised value of the four condominiums to be transferred according to the bank is $748,880,

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https://archive.org/details/fortwayneredevel028unse

which was based upon September 1991 appraisals. After a brief discussion regarding the value of the condominiums.

Mr. Eisbart moved to approve Resolution 93-4, the motion was second by Mr. Hines. Resolution 93-4 was unanimously approved by the Commission.

Resolution 93-5
Approving the selection of Larry D. Misner and Ronald E. Gettel to render appraisal services

Mr. Fletcher noted to the Commission that an application for $250,000 in Build Indiana funds from the state has been approved. A second application for an additional $250,000 has been forwarded. The funds will go directly to the City and not the Headwaters Park Commission. The City is now able to draw down on those funds for the project. The Commission has agreed to give Headwaters Park $100,000, and the Maumee River Basin Commission has agreed to give $200,000 for flood plain reclamation. It has been determined that the Headwaters Park Commission does not have the experience or staff to conduct the acquisitions, relocations, site preparation, demolition, etc., of the properties. Mr. Fletcher went on to say that the acquisition process has started, and part of the process is to obtain appraisals of the properties in question. The Redevelopment staff and Headwaters Park Real Estate Committee have met with Messrs. Gettel and Misner to discuss the project and appraisal fees. Mr. Gettel and Mr. Misner have indicated that they are willing and able to perform the required appraisals for the sum of $15,800 apiece, for a total of $31,600, and have met with the approval of the Headwaters Park Real Estate Committee. The appraisal fees will be paid out of a $100,000 grant made by the Redevelopment Commission to the Headwaters Park Commission. After a brief discussion, the Commission agreed to allow Messrs. Gettel and Misner to perform the necessary appraisals.

On a motion by Mr. Hines, second by Mr. Simler, Resolution 93-5 was unanimously approved.

Resolution 93-6
Approving a change order to the Mergy Construction, Inc. Contract

At a previous meeting the Commission approved awarding a contract to Mergy Construction for $19,270.63 to reconstruct the alley from Calhoun Street to Harrison Street between Main and Columbia Streets. Additional repairs and materials in the amount of $1,573.86 were necessary to perform the work, which was approved by the Street Engineering Department and Redevelopment staff. The additional repairs were due to a collapsed sewer line, the provision of a new casting, and the performance of additional saw cutting. The Commission agreed to approve the amount of $20,844.49, which reflects the addition of the change order to the original contract amount.

On a motion by Mr. Hines, second by Mr. Simler, Resolution 93-6 was unanimously approved.

Resolution 93-7
Approving a change order to the Harold McComb & Son, Inc., Contract

Mr. Fletcher noted that Harold McComb & Son, Inc., was awarded a contract in the amount of $32,915.00 to reconstruct and rehabilitate the Jefferson House located near the Midtowne Crossing Project at 119 West Wayne Street. Additional work and materials has been deemed necessary and appropriate by the project architect and Redevelopment staff, in accordance with a detail drawing provided by the project architect. Staff recommends the approval of a contract change order in the amount of $1,922.00, bringing the total amount of the change order to $34,837.00.

Mr. Fletcher informed the Commission that there was a recently published news article announcing that the Jefferson House was in the process of being renovated and was for sale.

On a motion by Mr. Simler, second by Mr. Hines, Resolution 93-7 was unanimously approved.

Jim Lindsay - Status Update of Commercial/Residential Leases

Mr. Lindsay supplied the Commission with a sales and leasing report submitted to him by Sturges, Griffin, Trent & Co., as of December 31, 1992. Mr. Lindsay went on to say that since the last Commission meeting, only (1) non-historic residential unit has closed. There have been no new purchase agreements since the last report to the Commission. There is 1 remaining historic unit pending closing, and 25 non-historic residential units remaining.

1993 Work Program

The Commission was given a "draft copy" of the 1993 Work Program. Mr. Fletcher requested that each of the Commission Members read it and if they have any comments, additions or deletions, etc., please contact the staff. A final copy of the Work Program will be issued to the Commission at the next scheduled meeting.

OTHER BUSINESS

None

With no further business to discuss, Mr. Eisbart moved to adjourn the January 12, 1993 Commission meeting. The motion was second by Mr. Hines.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: February 15, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING
MINUTES
FEBRUARY 15, 1993

TIME: 4:30 p.m.

PLACE: City-County Building, Room 128

MEMBERS PRESENT: Benjamin A. Eisbart, President
George F. Simler, III, Secretary
R. Steven Hill, Member
John B. Powell, Member

MEMBERS ABSENT: Glynn A. Hines, Vice-President

STAFF PRESENT: Ronald R. Fletcher, James C. Lindsay
Loren Kravig, Kim Romes-James

COUNSEL PRESENT: R. David Boyer

CALL TO ORDER

Mr. Eisbart called to order this Regular Meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart welcomed Commission Member John B. Powell who has been appointed by the Mayor to replace Mark D. Becker. Mr. Eisbart also noted that Commission Member Glynn A. Hines was not present during this meeting.

APPROVAL OF CLAIMS

Mr. Eisbart moved to approve the December 1992 claims. The motion was second by Mr. Hill.

APPROVAL OF MINUTES

Mr. Eisbart moved to approve the January 12, 1993 Executive Session and January 12, 1993 Special Meeting Minutes. The motion was second by Mr. Simler.

OLD BUSINESS

No old business was discussed during this meeting.

NEW BUSINESS

Election of Officers

George Simler nominated Ben Eisbart for President and the motion was second by Mr. Powell. Mr. Eisbart was unanimously elected President.

Mr. Hill nominated Glynn Hines for Vice-President and the nomination was second by Mr. Simler. Mr. Hines was unanimously elected Vice-President.

Mr. Hill nominated Mr. Simler for Secretary and the nomination was second by Mr. Powell. Mr. Simler was unanimously elected Secretary.

Resolution 93-8
Ratifying the selection of ATEC Associates, Inc.

Mr. Fletcher explained that this Resolution is for the selection of an environmental consulting firm to perform site assessments on certain parcels of the Headwaters Park real estate. Mr. Fletcher

went on to say that staff solicited two proposals, one for seven parcels and the other for twenty parcels, staff received responses from three environmental consulting firms.

	7 parcels	20 parcels
ATEC Associates	$ 4,138.50	$ 6,200.00
Environment Technology	$ 4,480.00	$ 10,325.00
GAI Consultants	$ 3,350.00	$ 6,942.00

Staff of both the Redevelopment Commission and the Headwaters Park Commission reviewed the proposals and met with representatives of ATEC Associates, Inc. to discuss the proposed project. The Redevelopment Commission and Headwaters Park staff recommend the services of ATEC Associates, Inc. The Commission has utilized the services of ATEC Associates, Inc., in the past and was pleased with the results. Staff is requesting the ratification of ATEC Associates, Inc. contract to include environmental consulting services for the Headwaters Park Project at an amount not to exceed $6,200.00, which will be drawn from the $100,000 Redevelopment Commission contribution toward the Headwaters Park project.

On a motion by Mr. Eisbart, second by Mr. Hill, Resolution 93-8 was unanimously approved.

Resolution 93-9
Approving a change order to the R.L. Kelley Contract

Mr. Fletcher stated that during the process of replacing the roof of the Baker Street Train Station it was necessary to perform additional work. The change order would include removal of damaged and dry-rotted wood decking, blocking and framing, and additional materials, added an additional $3,500.00 to the contract. This fourth change order brings the change order total to date to $9,055.80, and the contract amount to $145,505.80.

On a motion by Mr. Hill, second by Mr. Simler, Resolution 93-9 was unanimously approved.

Handout and review 1992 Annual Report

Mr. Fletcher highlighted for the Commission a few of the projects in the Annual Report that will continue into 1993.

-Apple Glen is in litigation at the present time, and Chapter 11 Bankruptcy has been filed. The Redevelopment Commission's participation was limited to issuing a $500,000 Tax Increment Financing Bond after the Walmart store had been completed. However, Chapter 11 was filed, the remainder of the project has not been completed, and the Commission at this point is no longer involved in the project. Mr. Fletcher anticipates that once the litigation has been resolved, the Apple Glen Investors will either continue with the project or the receiver will try to do something else. At that time the Commission may have to reconsider and continue with the process of the bond issue.

-Illinois/Getz Road (Meijer Project) $1.04 Million bond was issued November 1992. Contributions, consisting of the widening of Getz Road, sidewalk improvements, curbs, etc. will begin in March 1993. Meijer should begin demolition and moving earth in the spring with construction of their building in August.

-Civic Center Urban Renewal Area, a $6.23 Million bond was issued for the defeasing of the 1986 bond issue and City Center Project. The $3.4 Million used to defease the 1986 bond issue was done to gain better interest rates.

-Headwaters Park: the State released $500,000 to the City for the Headwaters Park Project. The Commission staff prepared the application for the release of the funds.

-Midtowne Crossing: Sturges, Griffin, Trent & Company has leased 22,000 sq. ft. of the available 26,300 sq. ft. retail space. All of the historic residential condos, and 29 non-historic residential condos have been sold. There are 24 non-historic residential condos unsold.

-Washington Center/Coldwater Road: a $2.6 Million bond was issued for this project. The construction of this project began in 1992, with road widening, sidewalks, curbs, and the 69 overpass. Approximately $7 Million of a $10 Million project was provided by the state and federal government. Construction is scheduled to conclude this spring.

-Alley Restoration: the alley between Harrison and Calhoun streets, north of the Merrill Lynch Building was completely reconstructed.

-Jefferson House Renovation: renovation of the building facade located adjacent to the Midtowne Crossing Project, was started in 1992 and will be completed in the spring of 1993.

Headwaters Park Progress

Loren Kravig gave the Commission a brief overview of the Headwaters Park Project Area. Loren explained the Headwaters Park boundaries, with Spy Run on the east, Superior on the south, Harrison street on the west, and the northern boundary, not shown on the display map, but near the YWCA campus. The Redevelopment Commission agreed to contribute $100,000, the Maumee River Basin Commission has committed $200,000 to the project, and $500,000 in Build Indiana funds have been released by the state of Indiana. Ron Fletcher added that the Headwaters Park Commission has received private donations for approximately $700,000 to $900,000. These funds can only be used for construction of the park.

1993 Work Program

Mr. Fletcher noted to the Commission that the Headwaters Park will be the Commission's major project in 1993. The Commission will be spending a lot of time with this project because of the amount of time involved in acquisition, relocation, and demolition. With the City Center project getting started again in the very near future, there will be additional monies put into this project, in the form of right of way improvements, infrastructure and the development of the plaza parking. The Baker Street Station will be another major project in 1993. A developer is preparing financials to present to the Commission at the next scheduled meeting. Mr. Fletcher believes that the Commission will be no longer involved in the Midtowne Crossing project by the end of 1994, assuming the lawsuits that are now pending are resolved, all residential units are sold, and all remaining commercial space is leased. The Commission will still be heavily involved in the Meijer project in 1993 as well as 1994. The Commission may possibly be involved in the Apple Glen project depending upon the resolution of litigation and the developer's bankruptcy. Washington Center/Coldwater Road will be completed this summer.

Proposed State Legislation

Jim Lindsay passed out a summary of proposed legislative changes to redevelopment statues. He attended a meeting in Indianapolis that addressed these legislative changes proposed to the redevelopment statutes. Jim reviewed each of the proposed changes and was

prepared to answer questions from the Commission. (A copy of the handout is attached to and made a part of these minutes).

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Gimler, III, Secretary

ADOPTED: March 15, 1993

SUMMARY

LEGISLATIVE CHANGES AND PROPOSALS TO REDEVELOPMENT STATUTES

A) Conceptual changes proposed by Association of Redevelopment Directors

1. Change the requirement for the Commission to meet on the first working day in january to the first regularly scheduled meeting day in January (in accordance with the Commission's bylaws).

2. Amend the "summary dismissal of a commissioner" provision of the statute to a staggered system that would not allow the executive/council to summarily dismiss an entire commission at one time. This change primarily affects the rural commissions without a professional staff. In these cases, the commissioners, themselves, do almost all of the work of the commission. Summary dismissal of all commissioners, at one time, could potentially jeopardize a critical project or process (such as a bond issue). A staggered system of dismissal would at least allow for some degree of knowledge carryover and continuity.

B) Senate bills passed on to Finance Committee

1. SB 251 Extends the date for the sunsetting of authority to establish enterprise zones or TIF districts or to grant tax abatements from 1-1-96 to 7-1-03.

2. SB 252 Replaces the current schedules for property tax abatements for real property and new manufacturing equipment with schedules that permit abatements for two, four, six, eight or ten years. Retail establishments may still receive abatement. (This provision had originally been excluded).

3. SB 253 Provides that a resolution or amendment establishing a TIF allocation provision must specify an expiration date for the allocation provision, which may not be more than 30 years after the date established. (This provision can be extended anywhere along the 30 year timeline.)

4. SB 254 Provides that a resolution adopted by a county redevelopment commission must be approved by the county council and by the county commissioners.

5. SB 250 Provides that a TIF area established after 6-30-93, may not capture tax increment attributable to the growth in assessed value of **residential** property in the TIF area. This measure is in the process of being **amended.** Problems ensue in the definition of residential property, mixed use property, changes in use, etc.

C) Other legislative actions

1. A bill that would have prohibited the use of two or more tax incentives within the same area (enterprise zones, TIF, tax abatements) was **withdrawn.**

2. A bill is being formulated in the House that would put additional teeth in the municipality's ability to enforce a company's obligations under the tax abatement provisions of the statute. This includes the power to rescind the abatement and force the payment of abated back taxes.

3. A bill is being formulated to allow Monroe County (IU), St Joseph County (ND) and Tippicanoe County (PU) to collect local option food and beverage taxes on concession sales at the major athletic events at these university centers.

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING
MARCH 15, 1993
MINUTES

TIME: 4:30 p.m.

PLACE: City-County Building, Room 128

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President
George F. Simler, III, Secretary
R. Steven Hill, Member
John B. Powell, Member

MEMBERS ABSENT: All members present

STAFF PRESENT: Loren Kravig, James C. Lindsay, Kim Romes-James

STAFF ABSENT: Ronald R. Fletcher

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT: Spencer Lewis & Chuck Weinraub, Jim Power & Bruce Robinson
Alan Grinsfelder & Tom Farny, Grinsfelder Associates, Inc.
Dave Fuller & Bob McMichael, ATEC, Inc.

CALL TO ORDER

Mr. Eisbart called to order this Regular Meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that all Commission members were present during this regular meeting.

APPROVAL OF CLAIMS

Mr. Eisbart asked for a motion to approve the January 1993 claims. A motion was made by Mr. Hill, and second by Mr. Hines.

APPROVAL OF MINUTES

Mr. Eisbart asked for a motion to approve the February 15, 1993 Minutes. The motion was made by Mr. Simler, and second by Mr. Hines.

OLD BUSINESS

No old business to report at this time.

NEW BUSINESS

Update regarding Baker Street Train Station

Spencer Lewis and Chuck Weinraub reported to the Commission that they have been making contacts trying to secure investment capital. The developers brought with them Mr. Bruce Robinson and Mr. Jim Powers, owners of Park Place, and Ernie's. Mr. Powers informed the Commission that they frequently have had to turn down reception dinners and the like because of their limited capacity. Both gentlemen believe that there is definitely a need for a reception hall and catering facility at the Baker Street Station.

Considering the recent involvement of Mr. Robinson and Mr. Powers as potential developers, the Commission approved a motion to grant a further extension until April 19 to allow the developers additional time to secure their financing.

Headwaters Park
a. Real estate appraisal

Loren Kravig noted to the Commission that on March 8, 1993, he along with Ron Gettel, Larry Misner, Ron Fletcher conducted site visits. They met with the owners/occupants; beginning of April preliminary estimate of value will be forthcoming and a full report prepared by mid-May.

b. Phase I environmental

Bob McMichael and Dave Fuller of ATEC Associates, Inc., have inspected twenty properties at the Headwaters Park project site and have proposed site assessments. Their findings were discussed with the Commission.

Resolution 93-10
Approving ATEC Phase II Environmental Assessment contract for Headwaters Park

At a previous meeting the Commission approved the services of ATEC Associates, Inc., to perform Phase I environmental site assessments at the Headwaters Park project site. Staff recommends the services of ATEC Associates, Inc. to provide Phase II sampling and analysis of selected parcels of real estate. After a brief discussion, the Commission agreed to approve Resolution 93-10 subject to the Executive Director's. Review and approval of the consultant's proposal.

On a motion by Mr. Hill, second by Mr. Simler, Resolution 93-10 was unanimously approved.

Resolution 93-11
Approving amendment to Grinsfelder Associates Architects, Inc., contract

The Commission adopted Resolution 91-70 awarding the contract for architectural services to Grinsfelder Associates Architects,Inc., for the stabilization of the Baker Street Train Station. Staff recognizes that the windows at the station are in need of replacement and/or repair, and desires to engage an architect to render architectural services. Grinsfelder Associates Architects has performed satisfactorily on the present contract. Staff therefore recommends the selection of Grinsfelder Associates to perform additional services for a fee not to exceed $8,000.00.

On a motion by Mr. Simler, second by Mr. Hines, the Commission agreed to amend the current contract to reflect the revised scope of work for the replacement and/or repair of all windows at the Baker Street Train Station. Resolution 93-11 was unanimously approved as written.

Resolution 93-12
Approving amendment to Morrison, Kattman, Menze, Inc., contract

The Commission has adopted Resolution 92-48 awarding the contract for architectural services to Morrison, Kattman, Menze, Inc., to restore the Jefferson House Facade. Once demolition was complete, the need for additional construction became apparent, requiring the architect to perform additional services, including production of a detail drawing. Staff has reviewed the architect's request for

additional compensation and determined that his contract should be amended to reflect payment of $500.00 for additional services performed.

On a motion by Mr. Simler, second by Mr. Powell, Resolution 93-12 was unanimously approved.00

Resolution 93-13
Approving change order to Midwest Maintenance, Inc., contract

At a previous meeting, the Commission approved Resolution 92-79 awarding a contract for masonry repair at the Baker Street Train Station to Midwest Maintenance, Inc. It was necessary for the contractor to provide additional labor, materials, services and equipment necessary to remove and store window screens, seal a hole in the east elevation, and seal upstairs windows. The contractor has submitted a invoice reflecting a $500.00 charge for the additional work that was done. After a brief discussion, the Commission approved a change order to the Midwest Maintenance, Inc., contract.

On a motion by Mr. Hill, second by Mr. Powell, Resolution 93-13 was unanimously approved.

Midtowne Crossing Update - Jim Lindsay

Jim Lindsay distributed the latest legal filing regarding the Thorlief Larsen lawsuit to the Commission members. This filing is a counterclaim by Thorlief Larsen to the filings made previously by the Fort Wayne Redevelopment Commission. The essence of the counterclaim is that Thorlief and their bond company are claiming that the lawsuit is limiting their ability to do business and is causing them additional unnecessary expense. Commission legal counsel discussed the filing as well. Mr. Boyer commented that he agreed with Mr. Miller's assessment of this latest filing and that he further agreed with the proposed options to legally address it.

OTHER BUSINESS

None.

With no further business to discuss, Mr. Eisbart moved to adjourn the March 15, 1993 regular monthly meeting. The motion was second by Mr. Hines.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: April 19, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING
APRIL 19, 1993
MINUTES

TIME: 5:00 p.m.

PLACE: City-County Building, Room 128

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President
George F. Simler, III, Secretary
R. Steven Hill, Member

MEMBERS ABSENT: John B. Powell, Member

STAFF PRESENT: Ronald R. Fletcher, James C. Lindsay, Loren Kravig, Kim Romes-James

COUNSEL PRESENT: Daniel J. Borgmann

COUNSEL ABSENT: R. David Boyer

OTHERS PRESENT: Chuck Weinraub
Don Suelzer & Robin Hunt, Project Renew
Steve Wesner, Goldstine, Inc.
Jim Harding, Harding Dahm, Inc.

CALL TO ORDER

Mr. Eisbart called to order this Regular meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that Commission member John Powell was not present during this regular meeting.

APPROVAL OF CLAIMS

Mr. Eisbart asked for a motion to approve the February 1993 claims. A motion was made by Mr. Hill, and second by Mr. Simler.

APPROVAL OF MINUTES

Mr. Eisbart asked for a motion to approve the March 15, 1993 Minutes. A motion to approve the Minutes was made by Mr. Simler, second by Mr. Hill.

OLD BUSINESS

No old business to be discussed at this time.

NEW BUSINESS

Baker Street Station
(Spencer Lewis & Chuck Weinraub)

Mr. Weinraub informed the Commission that he has consulted with Alan Grinsfelder to obtain a detailed cost breakdown for construction. In addition, Mr. Grinsfelder has revised the plan to reduce cost. Mr. Weinraub went on to say that he has met with a local bank, to discuss financing, the environmental assessment of the property and other issues. Mr. Eisbart asked Mr. Weinraub that if this project should continue to go forward and environmental problems are discovered, who would be responsible for the expense of clean up. Mr. Weinraub stated that the developers would be responsible for it, and that is why they requested to see the Phase I report to determine whether or not a Phase II would be necessary.

Mr. Weinraub mentioned that over the last ten days, with the assistance of the Redevelopment staff, they were able to work through pro forma figures with respect to a reception hall use and were able to come up with some fairly conservative projections. Mr. Weinraub requested from the Commission that he be granted a sixty day extension with a thirty day interim report. Mr. Weinraub has requested this extension to finalize financial projections, and staff recommends that the extension to Mr. Weinraub be granted to allow further progress. Mr. Fletcher believes that a determination of project feasibility can be made within the sixty day period.

Mr. Eisbart asked Mr. Weinraub to explain the article in the evening paper concerning one of the investors in the project. Mr. Weinraub stated that Mr. Lewis, owed delinquent taxes on one of his properties due to financial difficulties experienced during a period of unemployment. Mr. Weinraub assured the Commission that the $1,100 will be paid, if it has not already been paid, before any development approvals are made by the Commission.

On a motion by Mr. Simler, second by Mr. Hines, the Commission unanimously agreed to approve a sixty day extension with a 30 day report to the Commission.

Project Renew Housing Project
(Don Suelzer & Robin Hunt)

Mr. Fletcher reminded the Commission that Redevelopment formerly owned the old Hanna School site. The Commission sold the property to Project Renew to develop housing. Mr. Fletcher has requested that Project Renew give the Commission an update of the project. Mr. Hunt stated that the project is moving along nicely, they experienced some delays with the construction because of internal changes at the financial institution that they were dealing with. There are currently three homes completed; a fourth home will be completed soon with a fifth home scheduled for completion thirty days thereafter.

Jefferson House Marketing
(Steve Wesner)

Mr. Wesner is requesting that the Commission extend the Exclusive Agency Listing the Commission has with Goldstine, Inc., for the sale or lease of the Jefferson House. Mr. Fletcher stated that the Commission has given staff authority to extend the listing for (2) six month intervals, and any extension thereafter must be approved by the Commission. Mr. Wesner noted to the Commission that a couple did show an interest in the property for a possible design studio. They brought in an architect to estimate the cost to renovate the space. Unfortunately this couple lost interest in the building when their cost estimates came in too high. it Mr. Wesner believes that the halt in construction at the City Center project site resulted in a loss of interest in the Jefferson House and the area generally. Mr. Wesner is hopeful that with construction to resume at the City Center site, prospects for the sale of the Jefferson House will improve.

Centennial Industrial Park
(Jim Harding)

Mr. Fletcher stated that he has been working with Jim Harding in regards to a variety of needs in Centennial Industrial Park. Mr. Harding is proposing to open another section of the park. In order for this to occur, water, sewer, streets, and other improvements will be necessary. The estimated cost is $517,000. Mr. Harding has been working with an industry with intentions of locating in the new section of Centennial Park. Mr. Harding is requesting from the Commission funds to help in the construction of the extended park. Mr. Fletcher suggested that the

Commission put in $150,000, with the anticipation that the state will also be contributing. Since Centennial Park has been an allocation area since 1985, the allocation area could pay back the Redevelopment Commission over a period of time while generating tax increment revenue. Mr. Commission mentioned that it is not certain that the state will give $250,000, but that they are currently going through the process of requesting the funds.

On a motion by Mr. Simler, second by Mr. Hines, the Commission approved assisting in the extension of Centennial Industrial Park.

Resolution 93-14
Ratifying the selection of Morrison Kattman Menze, Inc.

Mr. Fletcher explained to the Commission that staff went out for bids for architectural services and received five responses, two fee quotations were requested, one including and the other excluding parcel 5. Morrison Kattman Menze submitted a base bid of $6,290, and an alternate bid of $5,510; Hoch Mynhier Rajchel submitted a base bid of $6,900, and an alternate bid of $6,300; Hornak Kim Associates submitted a base bid of $11,970 and an alternate bid of $6,380; Grinsfelder Associates submitted a base bid of $15,000, and an alternate bid of $12,000; and MSKTD & Associates submitted a base bid of $14,400, and an alternate bid of $13,200. The staff of Redevelopment has reviewed the proposals and recommends the services of Morrison Kattman Menze with the lowest and best bid for all parcels of $6,290. After a brief discussion, the Commission approved the selection of Morrison Kattman Menze with a bid not to exceed $6,290.

On a motion by Mr. Simler, second by Mr. Hill, Resolution 93-14 was unanimously approved.

Resolution 93-15
Ratifying the release of retainage funds for R.L. Kelley Company for the Baker Street Train Station Roofing Project

R.L. Kelley Company has completed its contract and has requested release of retainage funds plus accrued interest. The contractor has requested retainage in the amount of $8,149.61 to be paid by the Commission. After a brief discussion the Commission approved the Resolution.

On a motion by Mr. Hines, second by Mr. Simler, Resolution 93-15 was unanimously approved.

Resolution 93-16
Approving an amendment to the ATEC Associates, Inc., contract

Mr. Fletcher noted that ATEC Associates, Inc., was awarded the bid to perform environmental assessments at the Headwaters Project area. It is necessary to amend Atec's contract to perform additional Phase II work at a cost not to exceed $975.50, plus expenses for contaminant disposal, if necessary, in addition to the original contract amount of $4,203.50.

On a motion by Mr. Simler, second by Mr. Hill, Resolution 93-16 was unanimously approved.

Resolution 93-17
Approving the issuance of a Certificate of Completion for Neff Engineering Company

Neff Engineering Company entered into a contract with the Redevelopment Commission to construct a 17,000 sq. ft. office, warehouse and distribution center in Summit Industrial Park. Neff Engineering Company has completed the construction of their facility and is requesting from the Commission a Certificate of Completion. Staff has inspected the facility and recommends the issuance to Neff Engineering of a Certificate of Completion.

On a motion by Mr. Hill, second by Mr. Simler, Resolution 93-17 was unanimously approved.

OTHER BUSINESS

Resolution 93-18
Approving an agreement with the City of Fort Wayne Board of Public Works

Mr. Fletcher explained to the Commission that the Board of Public Works will be acquiring certain parcels within the Headwaters Park Project. The City through the Board of Works would like the Redevelopment Commission to be the agent for the acquisition and related process and between the Headwaters Park Commission and the Board of Public Works. Staff recommends that the Commission assist the Board of Works in the acquisition, relocation, environmental remediation, demolition, or other functions necessary for the acquisition and site clearance. The Commission's legal counsel has prepared a contract outlining the terms and conditions in which the Commission shall participate in the arrangement. After a brief discussion, the Commission agreed unanimously to act as agent for the Board of Works in the proposed Headwaters Park Project.

On a motion by Mr. Hill, second by Mr. Simler, Resolution 93-18 was unanimously approved.

Baker Street Train Station

Mr. Fletcher stated that he has received requests from the Fort Wayne Jaycees and also the March of Dimes to use the Baker Street Train Station for a haunted house event in October. The Commission allowed the Jaycees usage of the station to hold their annual haunted house in the past. The Commission agreed to delay a decision for usage of the station until May, pending the outcome of the proposal to develop the station into a reception facility. It was agreed by the Commission that if they do allow a local agency or group to use the station that it will probably be the Jaycees.

With no further business to discuss, Mr. Eisbart moved to adjourn the April 19, 1993 regular monthly meeting. The motion was second by Mr. Hill.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: May 17, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
EXECUTIVE SESSION
MINUTES
MAY 17, 1993

TIME: 4:30 p.m.

PLACE: City-County Building, Room 128

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President
R. Steven Hill, Member
John B. Powell, Member

MEMBERS ABSENT: George F. Simler, III

STAFF PRESENT: Ronald R. Fletcher, James C. Lindsay, Loren Kravig, Kim Romes-James

COUNSEL PRESENT: R. David Boyer and John J. Wernet

OTHERS PRESENT: Alan Grinsfelder, Grinsfelder Associates, Inc.

CALL TO ORDER

Mr. Eisbart called to order this Executive Session of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that Commission Member George Simler was not present during this Executive Session.

Discussion of strategy reference to initiation of litigation or pending litigation 5-14-1.5-6(2)(B)

With no further business to discuss, the Executive Session of the Fort Wayne Redevelopment Commission adjourned at 5:00 p.m.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: June 21, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING
MAY 17, 1993
MINUTES

TIME: 5:00 P.M.

PLACE: City-County Building, Room 128

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President
R. Steven Hill, Member
John B. Powell, Member

MEMBERS ABSENT: George F. Simler, III, Secretary

STAFF PRESENT: Ronald R. Fletcher, James C. Lindsay, Loren Kravig, Kim Romes-James

COUNSEL PRESENT: R. David Boyer and John J. Wernet

OTHERS PRESENT: Alan Grinsfelder, Grinsfelder Associates, Inc.
Mrs. Lenore Perry, Kaiser Tool Company
Fred Silkworth, Centennial Development Corp.
Craig Finalyson, Swift & Finalyson
Tom Irmscher, Irmscher & Sons, Inc.
Ralph Jones, Troy Towel Supply, Inc.

CALL TO ORDER

Mr. Eisbart called to order this Regular Meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that Commission Member George Simler was not present during this regular meeting.

APPROVAL OF CLAIMS

Mr. Eisbart asked for a motion to approve the March 1993 Claims. A motion was made by Mr. Hines, second by Mr. Hill. The motion was unanimously approved.

APPROVAL OF MINUTES

Mr. Eisbart requested a motion to approve the April 19, 1993 Executive Meeting Minutes and April 19, 1993 Regular Meeting Minutes. A motion to approve the Minutes was made by Mr. Hill, and second by Mr. Powell. The motion was unanimously approved.

OLD BUSINESS

No old business to be discussed at this time.

NEW BUSINESS

Baker Street Station Progress

Alan Grinsfelder stated that he and Chuck Weinraub have been working with the owners of Park Place pertaining to costs and income projections for a potential development of Baker Street Station. They have met with some of the equity investors and they are still committed to participating in the project. Mr. Grinsfelder went on to say that they are looking for an equity commitment of $250,000, along with the participation of the Commission, and possibly the CDC. The development concept provides that the tenant will be responsible for purchasing equipment,

tables, chairs, etc., to be used in the banquet operation. Mr. Grinsfelder also noted that he recently had the cost estimates updated. He summarized by stating that the development concept of the station as a banquet facility/Commissary is progressing well and that an updated report will be furnished to the Commission in its June meeting.

Discussion of Harrison/Main Street surface parking (Tom Irmscher)

Mr. Tom Irmscher representing Harrison Garage Associates, Inc., stated that an agreement was made with the Fort Wayne Redevelopment Commission on March 23, 1989, which required construction of a 400 space parking garage along with a 12,000 sq. ft. commercial space. This development was required to be complete by April 7, 1990. An extension until April 30, 1993 was grated by the Commission on May 18, 1992. To date, the parking garage has not been constructed, and Mr. Irmscher was asked to address the Commission as to his intentions for the property. Currently the Harrison Garage Associates are in default of the development agreement and the Commission has the right to regain title to the property. Mr. Irmscher stated that he and his associates are not in a position to go forward with the project at this time. Therefore, his development group thought that it would be appropriate to transfer the real estate back to the Redevelopment Commission. If circumstances should change, they would like the opportunity to return to the Commission and discuss a possible project for the property. After a brief discussion by the Commission, it was unanimously agreed to accept the return of title to the property from Harrison Garage Associates.

On a motion by Mr. Hill, second by Mr. Hines, a motion was unpassed to accept ownership of the property located on the corner of Harrison and Main Streets.

Discussion of proposal by Sturges Griffin Trent & Company - management of Midtowne Crossing residential condominiums and parking garage

Mr. Fletcher informed the Commission that Sturges Griffin Trent & Company has submitted a property management proposal to the Midtowne Crossing Owners Association. If their proposal is accepted, they have offered to manage the parking garage without imposing an additional fee. Sturges, Griffin, Trent & Company has submitted a list of three parking structures that they are currently managing, in order to make the Commission aware of their experience in managing parking facilities. Mr. Fletcher went on to say that he does not anticipate the Association making a decision until the next scheduled Association meeting. There is currently an on-site manager at Midtowne. Sturges, Griffin, Trent & Company will not be providing an on-site manager, but would monitor the property on a day to day basis. The Midtowne Crossing Owners Association preferred to have an on site manager, but they would consider Sturges Griffin Trent & Company's proposal at the next scheduled meeting. Mr. Fletcher said he would keep the Commission informed of the Association's final decision.

Resolution 93-19
Allowing the designation of property as an Economic Revitalization Area for Kaiser Tool Company, Inc.

Mrs. Lenore Perry, representing Kaiser Tool, Inc., has requested from the Commission the designation of a new Kaiser Tool manufacturing facility as an economic revitalization area. State law requires that the Redevelopment Commission allow or disapprove the designation of properties located within an urban renewal area as Economic Revitalization Areas for tax abatement purposes.

Kaiser Tool will be constructing a 20,000 square foot office and manufacturing facility. The company has outgrown their present facility on Sherman Boulevard.

The facility will be used to manufacture industrial cutting tools. Staff has reviewed the Economic Revitalization Area Designation request and supporting documents and recommends the designation be approved.

On a motion by Mr. Powell, second by Mr. Hines, Resolution 93-19 was unanimously approved.

Resolution 93-20
Approving a contract with Siebold-Price Tree & Landscaping Company

Loren Kravig noted to the Commission that Siebold-Price has performed satisfactorily in the past, and was low bidder in last year's selection process to perform lawn maintenance at the Baker Street Train Station. Siebold-Price agreed to perform services this summer at the same rate of $35.00 per mowing. After a brief discussion, the Commission unanimously approved Resolution 93-20.

On a motion by Mr. Hines, second by Mr. Hill, Resolution 93-20 was unanimously approved.

OTHER BUSINESS

Troy Towel - Ralph Jones

Mr. Ralph Jones of Troy Towel Supply Company was asked to attend the May 17th meeting to explain his plans for the property adjacent to his company. Mr. Jones agreed to construct a 6,000 sq. ft. building with an investment of at least $155,000. In May 1990, Troy Towel and the Commission entered into a development agreement which required construction to commence no later than July 31, 1991. Scheduled completion was to be twelve months thereafter. Mr. Jones returned to the Commission and requested an extension for commencement of construction to July 31, 1993. Mr. Jones has explained that he is not in a position to construct the facility at this time. The Commission, after a brief discussion, agreed to allow Mr. Jones additional time to work out the financing of the project. Mr. Jones assured the Commission that he will continue to make sure that the grounds around his company and the property in question will be cleared of litter on a regular basis. Mr. Jones will also make sure that the shrubs are watered on a consistent basis. Mr. Jones mentioned that he and Project Renew have talked about possibly developing a little park area for the employees of his company and also Project Renew. Mr. Jones stated that he will continue negotiations with Project Renew on the park idea.

On a motion by Mr. Hill, second by Mr. Hines, the Commission unanimously approved extending the construction deadline date. Mr. Jones will notify the Commission staff as to his progress. Mr. Fletcher noted to the Commission that his staff will amend Mr. Jones' contract to reflect said changes.

With no further business to discuss Mr. Eisbart moved to adjourn the May 17, 1993 Commission meeting, the motion was second by Mr. Hill.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: June 2j, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING
MINUTES
JUNE 21, 1993

TIME: 4:30 p.m.

PLACE: City-County Building, Room 128

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President
George F. Simler, III, Secretary
R. Steven Hill, Member
John B. Powell, Member

STAFF PRESENT: Ronald R. Fletcher, James C. Lindsay, Loren Kravig, Kim Romes-James

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT: Bill Tutwiler, Fort Wayne Jaycees

CALL TO ORDER

Mr. Eisbart called to order this Regular Meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that all Commission members were present during this meeting.

APPROVAL OF MINUTES

Mr. Eisbart requested a motion to approve the May 17, 1993 executive session and regular meeting Minutes. A motion to approve the Minutes was made by Mr. Hill, second by Mr. Hines. The motion was unanimously approved.

OLD BUSINESS

No old business to report at this time.

NEW BUSINESS

Baker Street Station progress

Mr. Fletcher reported to the Commission that Mr. Weinraub was unable to attend the meeting and that he will give an update. Mr. Fletcher stated that he met with Chuck Weinraub, Alan Grinsfelder and some potential investors a week ago to discuss the development project. Mr. Fletcher noted that during this meeting he suggested Mr. Weinraub look for more investors, thereby increasing the equity investment from $200,000 to $300,000. The group did not think that this would be a problem. Mr. Fletcher has also spoken with a local financial institution that is willing to finance the project if the group can show a 1.2 debt coverage. Mr. Fletcher recommends bringing the group back to the Commission at the next scheduled meeting. Mr. Fletcher believes that by then there should be a better understanding as to whether or not the project can go forward. Mr. Fletcher also noted that he was contacted by another group several months ago that has shown an interest in the train station and have stated that if Chuck Weinraub's group cannot develop the station, they would propose a project to the Commission. The Commission has agreed to give Mr. Weinraub 30 days to complete all negotiations concerning the project. If by this time, Mr. Weinraub is not prepared to begin the project or show substantial progress, staff will prepare necessary documents in order to initiate a new Request For Proposal (RFP). Mr. Weinraub is expected to attend the July 19th Commission meeting.

Mr. Fletcher mentioned that a minimal amount of landscaping would make the station look more appealing to prospective developers. Staff noted that the Commission should consider possibly contracting with a company to perform landscaping work to better the appearance of the station.

The Commission unanimously approved allowing Mr. Weinraub and his investors 30 days to complete all negotiations regarding the station.

Discuss usage of Baker Street Station for haunted house

Mr. Bill Tutwiler representing the Fort Wayne Jaycees is requesting the use of the Baker Street Train Station for their 1993 annual haunted house fund raising drive. Mr. Tutwiler noted that an estimated 12,000 people went through the station with absolutely no disruptions or injuries during the Halloween period of 1992. Mr. Tutwiler went on to say that the station was well cleaned after the Jaycees were done. Staff explained to the Commission that the March of Dimes was also interested in the train station for their annual event. The March of Dimes was contacted and asked to send a representative to the meeting to formally request the use of the station. A March of Dimes Representative never attended the meeting, and staff has not heard from them since their request. Mr. Simler asked Mr. Tutweiler if they were prepared to abide by the same stipulations as before in order to use the train station, specifically, that if a prospective developer should want to take possession of the station prior to the end of the haunted house event, they should be prepared to make other accommodations. Mr. Tutwiler agreed that they would accept the same restrictions as last year for the use of the station. After a brief discussion the Commission agreed to allow the Jaycees to have the haunted house at the station with the same rules and restrictions applying as established per an agreement executed on September 23, 1992. Mr. Boyer states that he will do the legal review of a new lease agreement upon preparation by staff.

On a motion by Mr. Simler, second by Mr. Hines, the Commission unanimously approved allowing the Jaycees to hold their annual haunted house at the Baker Street Train Station.

Headwaters Park acquisition/financing update

Mr. Fletcher explained to the Commission that to date there is $800,000 for the purchase of Phase I real estate. Mr. Fletcher went on to say that staff has prepared budget estimates for completing of all the acquisitions totaling $6.1 million. Preparation of a bond issue in the amount of $5.2 million for Phase II has begun, and it is hoped that the State will contribute an additional $700,000 to the project. If the State does contribute the funds, the bond issue will be lowered to $4.5 millon. An ordinance was approving the bond issue was introduced to Council two weeks ago, and Council will discuss the ordinance at their June 22nd meeting. Mr. Fletcher noted that if all goes well, he anticipates Phase II acquisition to begin within the next 45 days after the bond issue. Staff will continue to negotiate for acquisition on the remaining Phase I parcels. The Commission presently has offers on parcels 1, 2, 3, 4, 6, 7, and 11. The owners of the properties will have the opportunity to meet with staff and review the appraisal reports on their properties. After a period of time, if an appropriate price has not been agreed upon, staff will be prepared to begin condemnation proceedings. Mr. Fletcher stated that there are two owners that may present difficulties in agreeing on an appropriate purchase price. Mr. Fletcher is hoping that after they review their appraisal they'll better understand how the figure was arrived at. If the owners have any additional information regarding their properties they are asked to submit it to the office of Redevelopment for consideration.

Resolution 93-21
Allowing the designation of property as an Economic Revitalization Area for VICORP Restaurants, Inc.

Jim Lindsay stated VICORP Restaurants, Inc., is seeking designation as an economic revitalization area from the Commission regarding a development planned in Centennial Industrial Park. Jim went on to say that VICORP Restaurants, Inc., proposes to construct a production office/warehouse facility to produce pies for Bakers Square Restaurants located throughout the central part of the United States. The project cost is estimated to be $6 million and the square footage of the building and production facility are yet to be determined. The company is proposing to acquire 11+ acres within Centennial Industrial Park for the development of the project. VICORP estimates that 130 jobs will be created once the project has been completed. Mr. Fletcher reminded the Commission that at a previous meeting the Commission agreed to contribute $150,000 from captured TIF revenue to fund infrastructure, road extension, and water and sewer lines required for the project. VICORP Restaurants, Inc., is scheduled to appear before City Council at its June 22nd meeting for approval, but must receive Redevelopment Commission approval by virtue of being in an Economic Revitalization Area.

On a motion by Mr. Hines, second by Mr. Powell, Resolution 93-21 was discussed and unanimously approved.

Resolution 93-22
Approving the collection of tax increment located within the Centennial Industrial Park and Jefferson-Illinois Roads Tax Allocation Area

Mr. Fletcher stated that the Commission is required by state law to notify the County Auditor of TIF revenues which will be needed in the forthcoming tax year, 1993 pay 1994. The Commission will need all the TIF revenues from the Civic Center Urban Renewal Area, Washington Center/Coldwater Road, Illinois-Getz Road Economic Development areas to meet the obligation of bond issues. The Commission will need all of the TIF revenues from the Jefferson Illinois Road Economic Development area (Apple Glen) to fund required infrasructure for the area. The Commission will also need $150,000, previously approved, to fund infrastructure for the VICORP development in Centennial Industrial Park. The Commission has not yet captured TIF revenue from Illinois Getz Road, Jefferson-Illinois Road or Centennial Industrial Park. Staff will coordinate closely with the County Auditor regarding the capture of tax increment from the new and existing tax allocation areas.

On a motion by Mr. Hill, second by Mr. Simler, Resolution 93-22 was unanimously approved.

Resolution 93-23
Approving a contract with Three Rivers Title Company, Inc.

Loren Kravig explained that purchase offers have been tendered on parcels 1, 2, 3, 4, 6, 7, and 11 of the Headwaters Park acquisition. Title insurance for this acquisition was bid and the following proposals were received:

Columbia Land Title Company	$ 4,622.00
Dreibelbiss Title Company	$ 4,482.40
Three Rivers Title Company	$ 4,473.00

Staff recommends Three Rivers Title Company, Inc., as the lowest and best bid of $4,473.00.

Without further discussion, Mr. Powell made a motion to approve Resolution 93-23, the motion was second by Mr. Hill, and unanimously approved.

Resolution 93-24
Approving a contract with S.M. Dix Associates, Inc.

This Resolution discusses the trade signs and advertising signs that have been identified on parcels 1, 2, 3, 5, 7, and 11, of the Headwaters Park real estate acquisition. It is necessary to obtain appraisals of trade signs belonging to businesses occupying the parcels. Staff has received a quote from S.M. Dix Associates, Inc., and the consultant has indicated that his fee to appraise the trade signs will not exceed $2,000.00. Staff has had favorable experience with the consultant on past projects and recommends the approval of a contract not to exceed $2,000.00 with S.M. Dix Associates, Inc.

On a motion by Mr. Simler, second by Mr. Hill, Resolution 93-24 was unanimously approved.

OTHER BUSINESS

Midtowne Crossing Update - sales and leases

Jim Lindsay stated that there has been no change in the leasing of commercial space at Midtowne Crossing. There has been a significant increase in activity in the sale of non-historic residential condominiums. Presently, of the 51 units, 31 are sold or under contract for sale, leaving 20 units remaining.

With no other business to discuss, Mr. Eisbart moved to adjourn the meeting, the motion was second by Mr. Hill.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: July 19, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING
MINUTES
JULY 19, 1993

TIME: 4:30 P.M.

PLACE; City-County Building, Room 128

MEMBERS PRESENT: Benjamin A. Eisbart, President
George F. Simler, III, Secretary
R. Steven Hill, Member
John B. Powell, Member

MEMBERS ABSENT: Glynn A. Hines, Vice-President

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Kim Romes-James, Executive Secretary VIII

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT: Chuck Weinraub
George Huber & Brian Meeks, Murphy & Associates

CALL TO ORDER

Mr. Eisbart called to order this regular meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that Commission Member Glynn Hines was not present during this meeting.

APPROVAL OF MINUTES

Mr. Eisbart requested a motion to approve the June 21, 1993 regular meeting minutes. A motion to approve the minutes was made by Mr. Hill, second by Mr. Powell.

OLD BUSINESS

No old business to report at this time.

NEW BUSINESS

BAKER STREET STATION UPDATE
(CHUCK WEINRAUB)

Mr. Weinraub explained to the Commission that he is still in the process of negotiation pertaining to the development of the Baker Street Train Station. He expects it all to come to a conclusion soon. Mr. Weinraub is requesting from the Commission an additional 30 days to complete all necessary negotiations. After a brief discussion, the Commission agreed to give Mr. Weinraub additional time as requested. Mr. Weinraub is expected to give the Commission a status report at its August meeting.

On a motion by Mr. Simler, second by Mr. Hill, the Commission unanimously approved Mr. Weinraub's request for a 30 day extension.

RESOLUTION 93-25
APPROVING BAKER STREET TRAIN STATION LAND USE AGREEMENT WITH JAYCEES

At a previous Commission meeting, the Fort Wayne Jaycees appeared before the Commission to request the usage of the Baker Street

Train Station for their annual fund raiser. The Commission approved the request made by the Jaycees under the same terms and conditions as specified in the prior agreement with the Jaycees. The Land Use Agreement states that the Commission permits the use of the station by the Jaycees from the 16th day of August through November 14, 1993. In the event the Commission obtains a developer who require possession of the station on or before November 14, 1993, the Jaycees agree to vacate the property on seven days notice. Possession by Jaycees shall be subject to the right of Commission to show property to potential developers, to employ architects or workmen to conduct work on the improvements, and that the Jaycees acknowledge that the use of the Baker Street Station is solely at their own risk.

On a motion by Mr. Simler, second by Mr. Hill, Resolution 93-25 was unanimously approved.

NORWEST CENTER PRESENTATION
(GEORGE HUBER, MURPHY & ASSOCIATES)

George Huber explained the architectural changes that have been made to the project since the change in tenants to Norwest from INB. The completion of the parking garage is scheduled for December 15, 1993. Demolition of the Murphy building began a week ago, and is anticipated that the opening of the Norwest Center will be in January 1995. Mr. Huber stated that another change that was made was to scale down the size of the skybridge and increase the emphasis of the building. Mr. Huber went on to say that the building will be 8 stories and 130,000 sq. ft. in size. A 345 space parking garage located at the northwest corner of Calhoun and Wayne Streets will serve the tenants of the building space. The rendering is a granite and brick facility with a two story multi-color round rotunda in the main lobby. Mr. Simler asked Mr. Huber to explain the traffic pattern entering and exiting the bank and whether he expects any traffic problems. Mr. Huber explained that there will be 5 teller lanes going out onto the alley and then onto Clinton Street. Mr. Eisbart asked Mr. Huber if the tenant mix has changed any since the change from NBD to Norwest Center. Mr. Huber replied that no change in tenants have taken place. Norwest Center will occupy approximately 65,000 sq. ft. on levels 1 through 4, Schenkel & Schultz, Inc., and Murphy & Associates, Inc., will occupy the 5th floor and Baker and Daniels Law Firm will occupy levels 6, 7, and 8. Mr. Fletcher noted that at one time the plan included retail space on the Wayne Street side of the parking garage. Mr. Huber mentioned that this is a good possibility. Final plans will need to be reviewed and approved by the Commission upon completion.

RESOLUTION 93-26
APPROVING AN AMENDMENT TO THE CITY CENTER ASSOCIATES, L.P., DEVELOPMENT AGREEMENT

An amendment to the contract was passed out for review by the Commission. Mr. Boyer stated the amendment to the contract redescribes the project by defining it as the new 8 story office building, and it also redefines schematic drawings for the parking garage. Additionally, the amendment sets forth several milestones as construction dates, and completion dates and it continually progresses and then completion dates are put in. Mr. Huber has provided evidence that sufficient financing is in place to complete the project as requested. This assurance is in the form of a letter of commitment from a financial institution and a warranty from the developer that the financing is sufficient to complete the project. The amendment also defines the amount of money already put into the project by the Redevelopment Commission to meet the City's obligation and the amount remaining. Mr. Boyer went on to say that

not all of the schematic drawings are completed. The amendment to the contract requires that they must be approved by the Commission. Mr. Fletcher noted that the only other minor change made to the contract was the removal of the banners and the kiosks from the Calhoun Street transit mall.

On a motion by Mr. Simler, second by Mr. Powell, Resolution 93-26 was unanimously approved.

RESOLUTION 93-27
APPROVING NEW SCHEMATIC DESIGN DRAWING FOR THE CIVIC CENTER URBAN RENEWAL PROJECT, AMENDMENT VII (NORWEST CENTER AND PARKING GARAGE)

Mr. Eisbart asked Mr. Huber if he had any other information that he wished to add to his comments regarding the City Center Project. Mr. Huber replied that he did not have any more information to report at this time. After a brief discussion the Commission moved to approve the schematic drawings as presented.

On a motion by Mr. Hill second by Mr. Simler, Resolution 93-27 was unanimously approved.

RESOLUTION 93-28
APPROVING A DEVELOPMENT AGREEMENT WITH VICORP AND CENTENNIAL DEVELOPMENT CORPORATION

Mr. Fletcher explained that VICORP Restaurants, Inc., has proposed to construct a production and distribution facility of bakery goods in Centennial Industrial Park. VICORP intends to purchase 11.6 acres of land in Centennial Industrial Park to construct a building, whose exact size is yet to be determined. This project is projected to create 130 jobs. The Commission has already agreed to participate in funding the $517,232 infrastructure improvements in an amount not to exceed $150,000.00, the balance of the infrastructure, $367,232 to be paid by Centennial Development Corporation and the State of Indiana in the amounts of $217,232 and $150,000 respectively. The Commission's obligation to fund this project is contingent upon VICORP closing on the necessary real estate from the Centennial Development Corporation. Staff and legal counsel have developed a development agreement to present to VICORP for their approval. The Commission's staff and legal counsel may make minor changes in the agreement according to final negotiations with VICORP. Mr. Powell asked if there was any way to monitor whether or not VICORP actually produces 130 jobs as estimated. Mr. Fletcher noted that VICORP applied for a tax abatement through the City which was recently approved. Through the tax abatement program, job creation is monitored upon project completion.

On a motion by Mr. Hill, second by Mr. Powell, Resolution 93-28 was unanimously approved.

HEADWATERS PARK ACQUISITION/BOND ISSUE UPDATE
RON FLETCHER/LOREN KRAVIG

Mr. Fletcher stated that Council has approved a $5.2 million bond issue for the Headwaters Park Project. The bond issue has been introduced before Council and a public hearing was scheduled for July 27th. Mr. Boyer stated that staff and Council will be in a position to advertise the bonds in a few days. Mr. Boyer went on to say that he is hoping to see at least two responses to the advertisement.

RESOLUTION 93-29
RECOMMENDING PHASE II ACQUISITIONS FOR HEADWATERS PARK PROJECT

Loren Kravig explained that the Redevelopment Commission has entered into an agreement with the Board of Public Works making the

Loren went on to say that staff has been through this process once before when the Commission approved seven acquisitions for Phase I of the project. At that time, $800,000 was available to do the acquisitions. This Resolution addresses the second stage of the Headwaters Park. The resolution recommends the acquisition of twenty-one additional parcels, which completes acquisition in the thumb, along Clair Street, and north of the river. Loren explained that Phase I of the project is parcels 1 through 4, 6, 7, and 11. This resolution pertains to parcels 5, which will complete Phase I acquisition parcels 12 through 17 along Clair Street, parcels 18 and 19, north of the St. Mary's River and parcels 8, 9, 10, and 20-28, comprising of a total of 21 acquisitions.

With no further business to discuss, Mr. Eisbart moved to adjourn the July 17th Commission meeting, the motion was second by Mr. Simler.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: August 16, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING/BID OPENING
MINUTES
AUGUST 16, 1993

TIME: 4:30 P.M.

PLACE: City-County Building, Room 128

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice President
George F. Simler, III, Secretary
R. Steven Hill, Member
John B. Powell, Member

MEMBERS ABSENT: All members were present during this meeting

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Kim James, Executive Secretary VIII

COUNSEL PRESENT: R. David Boyer

CALL TO ORDER

Mr. Eisbart called to order this regular meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that all Commission Members were present during this regular meeting.

APPROVAL OF CLAIMS

Mr. Eisbart requested a motion to approve the May and June 1993 Claims. Mr. Hines made a motion to approve the Claims, the motion was second by Mr. Simler, subject to audit.

APPROVAL OF MINUTES

Mr. Eisbart requested a motion to approve the July 19, 1993 regular meeting minutes. Mr. Powell moved to approve the minutes, the motion was second by Mr. Hill.

OLD BUSINESS

Mr. Eisbart noted that Mr. Weinraub was continuing to follow up on negotiations concerning the Baker Street Train Station. Mr. Weinraub will be attending the next scheduled meeting scheduled in September to give the Commission a report.

NEW BUSINESS

Bid Opening - Headwaters Park Demolition Phase I

Mr. Eisbart noted that an advertisement for bids had been printed in the newspaper seeking bids for Phase I, demolition. There were three respondents to the ad, Richard Ness Excavating, Inc., at an amount of $169,928; Martin, Inc., at an amount of $136,900; and the last bid to be opened was from Soucie Construction, Inc., at an amount of $203,000. Mr. Eisbart stated that the bids will be taken under advisement by staff and the contractor with the lowest and best proposal will be awarded the bid.

Headwaters Park Acquisition Update
(Ron Fletcher/Loren Kravig)

Mr. Fletcher explained since the last Commission meeting parcel #4, formerly Three Rivers Archery had been purchased, parcel #11, Riverside Motors has been purchased, and parcel #6, Poinsatte Motors has been scheduled for closing. Mr. Fletcher noted that parcel #7, Automotive Diagnosis is pending negotiation of a few minor details with the owner and should be scheduled for closing in the next few weeks. Parcel #1, Hubcap Express is pending negotiations with the owner regarding environmental contamination at the site. Mr. Fletcher went on to say that the owner of parcel #3, Remington Rand, did not agree with the appraisal that was performed and that a resolution will be introduced to begin condemnation proceedings. The owner of parcel #2, a very small parcel where a 3-M Billboard is located, did not agree with the appraisals and condemnation proceedings have been filed pertaining to this property also.

Dave Boyer explained that the first condemnation hearing will determine whether or not the project constitutes a valid public purpose for acquiring property. At the next hearing value of the properties considered, and at that time the court will appoint appraisers. Once the appraisers come back with their appraisals, either the City or the owner can object to the value. If either side objects, then a hearing where the court or a jury determines the actual value to be awarded. Mr. Hines asked if the difference between our appraisals and the owners' appraisals was significant. Mr. Boyer replied that in one instance the difference was over $100,000.00.

Resolution 93-30
Ratifying the initiation of condemnation proceeding against certain owners of real estate in the Headwaters Park Project area

With no further discussion regarding condemnation proceedings against the owners of parcels #2 and #3, Mr. Hines moved to approve Resolution 93-30, the motion was second by Mr. Hill and the Resolution unanimously approved.

Resolution 93-31
Approving the selection of an environmental consultant

Mr. Fletcher explained that seven parcels have been identified for acquisition for Phase I of the Headwaters Park Project. The Commission is in need of an environmental consultant to determine the extent of contamination and to estimate the cost of cleanup at parcel #1. ATEC Associates, Inc., and Enviroscience, Inc., were the only two proposals received by staff to perform the necessary environmental consulting services. Mr. Fletcher stated that he has worked with ATEC, Inc., in the past and was satisfied with their work. Mr. Fletcher stated that based on ATEC'S past work experience with the Commission he recommends the services of ATEC subject to further investigation by Mr. Fletcher into a new technique ATEC plans to use.

On a motion by Mr. Hill, second by Mr. Simler, Resolution 93-31 was unanimously approved.

Resolution 93-32

Selecting consultant and awarding contract for engineering consulting services

Mr. Fletcher noted that engineering services at the City Center site needs to begin soon if sewer, alley, and street improvements

near the project area are to be completed on time. Staff has sent out a request for invitational bids to six engineering firms. Schenkel Schultz Architects, Inc., replied with a bid of $4,600.00; Bonar & Associates $6,400.00; A.J. Dodzik $10,000.00; and Russell Engineering Associates, Inc., $17,365.00. Mr. Eisbart asked Mr. Fletcher why he thought there was such a wide spread in the bids submitted. Mr. Fletcher replied that Schenkel Schultz Architect is the architectural firm currently working on the project and have some economy of scale. Ron Bonar of Bonar & Associates, Inc., was instrumental in constructing the transit mall, and is therefore very familiar with the transit mall. Mr. Fletcher believes that these are part of the reasons for the big difference between bids. Mr. Fletcher suggested that, based on the lowest and best bid submitted by Schenkel Schultz Architects, Inc., he believes that they will do a good job and recommends the services of Schenkel Schultz.

On a motion by Mr. Hines, second by Mr. Powell, Resolution 93-32 was unanimously approved.

Midtowne Crossing Sales/Leases Update
(Jim Lindsay)

Jim reported that the sale of non-historic residential condominiums at Midtowne Crossing are progressing well. There are only 12 units remaining for sale, excluding those units that have firm agreements to purchase pending. The two commercial spaces in the Groth and Printing Buildings remain vacant. Mr. Simler asked Jim to give the Commission an idea of the kind of people that are interested in the residential condominiums. Jim stated that they are usually someone that travels a lot and are representative of all age groups. There are also a number of people that are leasing the units from the owners. The tenants really do not fit any particular mode.

OTHER BUSINESS

With no other business to discuss, Mr. Eisbart moved to adjourn the August 16, 1993 commission meeting, the motion was second by Mr. Hines.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler ~~III,~~ Secretary

ADOPTED: September 27, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING
MINUTES
SEPTEMBER 27, 1993

TIME: 4:30 P.M.

PLACE: City-County Building, Conference Room 810

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President
George F. Simler, III, Secretary
John B. Powell, Member

MEMBERS ABSENT: R. Steven Hill, Member

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Kim M. James, Executive Secretary VIII

COUNSEL PRESENT: R. David Boyer & John J. Wernet

CALL TO ORDER

Mr. Eisbart called to order this special meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that Commission Member Steve Hill was not present during this special meeting.

APPROVAL OF CLAIMS

Mr. Eisbart requested a motion to approve the July and August 1993 claims. Mr. Hines made a motion to approve the claims, the motion was second by Mr. Simler subject to audit.

APPROVAL OF MINUTES

Mr. Eisbart requested a motion to approve the August 16, 1993 regular meeting minutes. Mr. Hines moved to approve the minutes, and the motion was second by Mr. Powell.

OLD BUSINESS

No old business to be discussed at this time.

NEW BUSINESS

Resolution 93-33
Approving the Commission's budget for 1994

Mr. Fletcher explained that the Redevelopment Commission is required to file a general and a capital budget in the same manner as executive departments of the City of Fort Wayne. A general and capital budget for 1994 must be prepared and presented to City Council for approval each year. Mr. Fletcher went on to say that there were not many changes calculated for the 1994 budget year as compared to 1993. The salary line has gone up to accommodate the 4% increase that the City has proposed for each employee. Staff has proposed a budget amount of $232,148.00 for its 1994 general fund, and $740,000.00 for its 1994 capital fund. Budget hearings for all City departments are expected to end the first week in October.

On a motion by Mr. Simler, second by Mr. Powell, the Commission's 1994 budget was approved.

Thorlief Larson/U.S. Brick Litigation

John Wernet stated that there have been several meetings with Alan Grinsfelder who is working for NBD Bank to determine an appropriate replacement system to correct the problem with the thin brick. Mr. Wernet noted that Dick Thompson is no longer NBD's representative relating to the Midtowne Crossing project. The local officer handling the bank's interest in the law suit is Lou Wade, however, John Coombs from NBD (Indianapolis) will have overall responsibility as NBD's representation. Mr. Wernet stated that once Mr. Coombs has had an opportunity to review the project, alternative replacement systems for the exterior of the building will be considered. Mr. Wernet stated that he does not expect the case to go to trial before spring 1994.

Headwaters Park Acquisition Update

Ron stated that the Commission has acquired to date parcels 6, 4 and 11. Condemnation has been filed on Parcel 3(a) owned by Mr. Miller, Parcel 3(b) owned by Mr. Malfait and Parcel 2 owned by Mr. Vaughn. Parcel 7, owned by Russ Moore/William Boussum is slated next for acquisition.

Resolution 93-34
Approving the selection of a demolition contractor

Mr. Fletcher explained to the Commission that a public bidding process was undertaken in order to award a demolition contract for Phase I of the Headwaters Park Project. At a previous Commission meeting bids were submitted by the following contractors: Martin at $136,950; Ness at $169,928; and Soucie at $203,000. Staff recommends the services of Martin, Inc., as the lowest and best bid. Staff has had favorable experience with Martin, whose bid packet has been reviewed and approved by the City's Office of Contract Compliance.

On a motion by Mr. Hines, second by Mr. Powell, Resolution 93-34 was unanimously approved.

Resolution 93-35
Approving the selection of appraisers for Headwaters Park Phase II

Mr. Fletcher explained that the Redevelopment Commission is the agent for the Board of Public Works in the acquisition of 21 additional parcels located in the Headwaters Park Area. In accordance with Indiana Code, all 21 parcels must be appraised by two independent appraisers. Staff has met with Mr. Larry Misner and Mr. Ron Gettel, who have viewed the parcels and have quoted a price of $38,500.00 a piece totaling $77,000.00. Staff recommends the services of Messrs Misner and Gettel to conduct the Phase II appraisals.

On a motion by Mr. Simler, second by Mr. Hines, Resolution 93-35 was unanimously approved.

Resolution 93-36
Approving an expenditure for the Calhoun Street Transit Mall

Loren explained that the Commission in previous years adopted a resolution approving an agreement with the Galbreath Company to share equally the cost of enhancing the appearance of the planters in the Right of Way along the Calhoun Street Transit Mall. The agreement states that the Galbreath Company and the Redevelopment Commission commit funds for the downtown landscape improvements

necessary to maintain a neat and attractive appearance along the transit mall. The Commission's share of the cost is $647.00.

On a motion by Mr. Simler, second by Mr. Hines, Resolution 93-36 was unanimously approved.

Resolution 93-37
Ratifying the expenditure of $5,219.88 to the Internal Revenue Service

Mr. Fletcher explained that the Redevelopment Commission agreed to fund certain infrastructure improvements in the Washington Center/Coldwater Road Economic Development area from the 1991 TIF bond issue. The IRS requires that the proceeds of tax free bond issues be spent within two years of receipt by the issuing governmental agency. The deadline for this bond issue was June 19, 1993. The state completed the Washington Center/Coldwater Road project by the deadline, unfortunately the Department of Transportation was unable to invoice the Commission for its share of the completed project until a final audit could be made by state and federal which resulted in penalties by the IRS. Bond Counsel has recommended that the Commission pay the .5% penalty charge of $5,219.88 to the IRS. After a brief discussion the Commission approved the expenditure to the IRS.

On a motion by Mr. Hines, second by Mr. Powell, Resolution 93-37 was unanimously approved.

Resolution 93-38
Approving the selection of an abatement contractor

In its survey of Headwaters Park parcels, ATEC agreed to take samples from the Three Rivers Archery building and test for asbestos. According to ATEC, the roof of the Archery building does contain asbestos and must be removed and properly disposed. The Commission has solicited three invitational bids to perform the abatement work. Specialty Systems, Inc., responded with a bid of $9,028.00; Environmental Technology, Inc., submitted a bid of $7,960.00; and Environmental Management Specialists submitted a bid of $7,015.00. Staff recommends the services of Environmental Management Specialists, Inc., with the lowest and best bid of $7,015.00 to conduct asbestos abatement in Phase I of the Headwaters Project.

On a motion by Mr. Simler, second by Mr. Hines, Resolution 93-38 was unanimously approved.

Resolution 93-39
Ratifying a lease with Knight Parking Company, Inc.

Mr. Fletcher informed the Commission that Knight Parking Company, Inc., has a lease for surface parking on parcel #6. This parcel was owned by Hilda Poinsatte. Knight Parking, Inc., would like to continue to lease the parking until the Commission begins demolition. A standard form of agreement has been prepared between Knight Parking, Inc., and the Fort Wayne Redevelopment Commission. Staff recommends allowing Knight Parking to continue business so as to avoid the premature displacement of a viable parking lot. Legal Counsel has reviewed the lease, which provides for termination upon fifteen days notice so as to facilitate demolition when required. The Commission briefly discussed the resolution and agreed to allow Knight Parking to continue business as usual until further notice.

On a motion by Mr. Powell, second by Mr. Hines, Resolution 93-39 was unanimously approved.

OTHER BUSINESS

Mr. Simler asked if any progress had been made by Mr. Weinraub and his investors regarding the development of the Baker Street Train Station. Mr. Fletcher stated that the agreement with Mr. Weinraub has expired, and the train station is available to anyone who wishes to discuss a possible project there. There is another group that is very much interested in the train station as a development project. The group would like to remain anonymous until further notice. Mr. Fletcher will update the Commission at a later scheduled meeting.

With no further business to discuss, Mr. Eisbart moved to adjourn the special meeting of the Fort Wayne Redevelopment Commission, the motion was second by Mr. Hines.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: October 18, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
OCTOBER 18, 1993

TIME: 4:30 p.m.

PLACE: City-County Building, Room 128

MEMBERS PRESENT: George F. Simler, III, Secretary
R. Steven Hill, Member
John B. Powell, Member

MEMBERS ABSENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Kim M. James, Executive Secretary VIII

COUNSEL PRESENT: R. David Boyer

CALL TO ORDER

Mr. Simler called to order this regular meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Simler noted that Commission members Ben Eisbart and Steve Hill were not present during the regular meeting.

APPROVAL OF CLAIMS

Mr. Simler requested a motion to approve the September 1993 claims. Mr. Hill made a motion to approve the claims, the motion was second by Mr. Powell subject to audit.

APPROVAL OF MINUTES

Mr. Simler requested a motion to approve the September 27, 1993 regular meeting minutes. Mr. Hill moved to approve the Minutes, and the motion was second by Mr. Powell.

OLD BUSINESS

No old business to discuss at this time.

NEW BUSINESS

Resolution 93-40
Approving site access metal detector or group

Mr. Fletcher reported that Gary Keipper, President of the Miami Valley Coin and Relic Members Club has contacted staff with a request to engage in metal detecting in the Headwaters Park project area. Mr. Keipper stated the group will only be interested in metal detecting in the areas where demolition has occurred. The Commission briefly discussed Mr. Keipper's request and unanimously agreed to approve the request subject to the terms and conditions of a land use and indemnification agreement. Each member that will be on site must sign the agreement prior to engaging in any type of metal detecting activity. Mr. Powell felt that it would be in the best interest of the Commission to address the issue of salvage rights in the agreement with the metal detector group. The agreement now reads "in the event a find has demonstrated historical value as certified by he director of the Historical Museum, parties will negotiate disposition of the artifacts. In the event salvage exceeds $1,000 in value, Commission shall be entitled to 25% of the salvage value.

On a motion by Mr. Hill, second by Mr. Powell, Resolution 93-40 was unanimously approved subject to the addition of the appropriate language addressing the salvage issue in the agreement.

Opening of sealed bids for Calhoun and Wayne Street sidewalk and alley project

Mr. Fletcher stated that staff advertised and solicited for public bids for the Calhoun and Wayne Street sidewalk project. Mr. Fletcher presented the list of contractors that attended the pre-bid conference for the Wayne and Calhoun Street sidewalk and alley project. He stated that E.B. Paving Incorporated, Moellering Construction, Brooks Construction, Mergy Construction, Crosby Construction, Schenkel Schultz, and staff person Loren Kravig all were present.

One bid was submitted to the Commission for consideration. Moellering Construction submitted a base bid for alley work of $49,588.82, Alternate #1 (parking), $12,136.63; base bid for the sidewalk was $21,674.86, Alternate #1 (drives with brick), $27,658.66; Alternate #2, (drives with stamped concrete), Alternate #3 (walk with brick) $2,456.78. Total construction cost with brick alternates amounts to $113,515.75. Mr. Fletcher suggested recessing the October 18th meeting and reconvening October 19th at 4:00 p.m. at which time Mr. Fletcher will have had time to examine the bid in order to make an appropriate recommendation to the Commission. Mr. Hill, Mr. Simler, and Mr. Powell all agreed to attend the awarding of the bid scheduled for October 19th.

On a motion by Mr. Hill, second by Mr. Powell, the Commission unanimously agreed to delay the awarding of the bids until October 19, 1993.

OTHER BUSINESS

Mr. Simler noted that the only other business he wished to discuss with the Commission was the December meeting. Mr. Simler asked if any of the Commission members present would object to meeting on December 13th rather than December 20th as scheduled. Mr. Simler, Powell, and Hill agreed to move the meeting date and present the idea to Mr. Eisbart and Mr. Hines for their approval.

With no further business to discuss Mr. Simler moved to recess the October 18th meeting and reconvene on October 19th at 4:00 p.m., in Conference Room 810 of the City-County Building.

RECONVENED FROM OCTOBER 18, 1993
FORT WAYNE REDEVELOPMENT COMMISSION
OCTOBER 19, 1993

TIME: 4:00 P.M.

PLACE: City-County Building, Conference Room 810

MEMBERS PRESENT: George F. Simler, III, Secretary
R. Steven Hill, Member
John B. Powell, Member

MEMBERS ABSENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President

STAFF PRESENT: Ronald R. Fletcher, Executive Director
Kim M. James, Executive Secretary VIII

COUNSEL PRESENT: R. David Boyer

CALL TO ORDER

Mr. Simler called to order this meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Simler noted that Commission members Ben Eisbart and Glynn Hines were not present during this meeting.

Awarding of sealed bids for the Calhoun and Wayne Street sidewalk and alley project

Steve Helmer, representing Moellering Construction was asked to attend the meeting to answer any questions the Commission may have before awarding the bid. Schenkel Schultz was asked to prepare a cost estimate for the purpose of evaluating the bid. Since only one bid was submitted, it would be difficult to make a recommendation. Schenkel Schultz's estimate was considerably lower than Moellering Construction's bid. Mr. Fletcher asked Mr. Helmer why he thought Moellering's bid exceeded the estimate. In Mr. Fletcher's estimation Moellering Construction's bid was at a minimum 10% to 15% higher. Mr. Helmer stated that in his opinion there were several factors that influenced the price, i.e., decorative brick work, required to bid bomanite or an acceptable substitute, and the early completion date given. Mr. Fletcher stated that in his opinion any bid that is received this late in the year and require completion this year is going to be high. We did not attract additional bidders because most contractors are busy completing their present contracts before the cold weather sets in and are not willing to take a chance with an additional project. Moellering evidently has completed his contracts to a point that he has the manpower to do our project. Mr. Fletcher went on to say that Midtowne Crossing alleys project was in excess of $50,000 and that Moellering's bid for the alleys alone was $49,588.82. Ron pointed out that the east west alley north of the Merrill Lynch building was $20,844 and this project was during the summer, had competitive bids and is one half the size of this project. Ron went on to say Crosby Construction, parking garage concrete contractor, gave Construction Control prior to the receipt of our bid an estimate of what they would charge if they had the time to do the entrances to the parking garage and alternative 1 (parking). Their estimates are $18,701 and $12,980 respectively. Moellering's bid after negotiations was $25,168.66 and $12,136.63 respectively. Ron said that he does not feel comfortable with Schenkel Schultz estimates when we consider the Commission's past experience with alleys and sidewalk/brick paver projects. He pointed out that the parking garage was going to open January 1993 and if entrances and sidewalks around the garage are not completed the public will be greatly inconvenienced all winter. Ron said even though Moellering's bid is estimated to be 10%-15% high, that is the price one pays for bids this time of the year. Mr. Fletcher recommends that the Commission awards the bids as followed: base bid (alley) $49,588.82, alternate #1 (parking) $12,136.63, base bid (sidewalk) $21,674.86, alternate #1 (drive with brick) $25,158.66 and alternate #2 (walk with brick) $2,456.78 with a total award amounting to $111,015.75.

Resolution 93-41
Selecting the lowest and best bidder for the Calhoun and Wayne Street sidewalk and alley project

On a motion by Mr. Simler, second by Mr. Powell, Resolution 93-41 was unanimously approved.

With no further business to discuss, Mr. Simler moved to adjourn the meeting. The motion was second by Mr. Hill.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, ~~III~~, Secretary

ADOPTED: December 13, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
EXECUTIVE SESSION
NOVEMBER 15, 1993

TIME: 4:30 p.m.

PLACE: City-County Building, Room 128

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice President
George F. Simler, III, Secretary
R. Steven Hill, Member
John B. Powell, Member

MEMBERS ABSENT: All Commission members present during this Executive Session

STAFF PRESENT: Ronald R. Fletcher, Executive Director
Loren Kravig, Redevelopment Specialist

COUNSEL PRESENT: R. David Boyer & John J. Wernet

OTHERS PRESENT: Al Zacher, Zacher & Associates, Inc.

CALL TO ORDER

Mr. Eisbart called to order this Executive Session of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Eisbart noted that all Commission members were present during this executive session of the Redevelopment Commission.

Discussion of strategy reference to initiation of litigation and pending litigation 5-14-1.5-6 (b) (2) (B) and purchase of real property 5-14-1.5-6 (b) (2) (D)

With no further business to discuss, the executive session of the Fort Wayne Redevelopment Commission adjourned.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: December 13, 1993

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING AGENDA
DECEMBER 13, 1993

TIME: 4:30 p.m.

PLACE: City-County Building, Room 128

MEMBERS PRESENT: Benjamin A. Eisbart, President
Glynn A. Hines, Vice-President
R. Steven Hill, Member
John B. Powell, Member

MEMBERS ABSENT: George F. Simler, III, Secretary

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Kim M. James, Executive Secretary VIII

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT Reverend Jesse White, True Love Baptist Church
Dave Ross, City Engineer, City of Fort Wayne
Greg Smith, Bonar & Associates, Inc.

CALL TO ORDER

Mr. Hines call to order this regular meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL

Mr. Hines noted that Commission member Ben Eisbart was detained but would be joining the meeting and Commission member George Simler will not be attending the meeting.

APPROVAL OF CLAIMS

Mr. Hines requested a motion to approve the October 1993 claims. Mr. Hill made a motion to approve the claims, the motion was second by Mr. Powell subject to audit.

APPROVAL OF MINUTES

Mr. Hines requested a motion to approve the October 18, 1993 regular meeting minutes, and the November 15, 1993 executive session minutes. Mr. Powell made a motion to approve the October and November meeting minutes, the motion was second by Mr. Hill.

OLD BUSINESS

No old business to discuss at this time.

NEW BUSINESS

Reverend Jesse White
True Love Missionary Baptist Church

Reverend Jesse White appeared before the Commission to request the conveyance of Lots 4 and 5, Hanna Creighton Subdivision from the Commission to the True Love Missionary Baptist Church. These lots had been leased by the Commission to the Church for use as a parking lot. Reverend White stated that the Church plans to use the lot for an all purpose community center, assisting in the needs of the homeless, runaway teenagers, and other social service areas. Mr. Fletcher noted to the Commission that the lease/purchase agreement between the Commission and the Church required monthly payments to the Commission of $133.33 beginning November 1, 1982 for a period of five years and renewable for an additional five years with all payments going toward the principle of $16,000. Mr.

Fletcher explained that the Church was in default of its lease agreement because of late payments in the past, but that they had

brought all payments up to current status. Staff recommends approval of the conveyance based upon the extensive nature of valuable human service programs offered by the Church to the neighborhood residents. Furthermore, no redevelopment projects or activities are planned for the real estate. Mr. Fletcher went on to say that since the property is located in an urban renewal area, any construction activity must be brought before the Commission for approval.

Resolution 93-42
Approving a conveyance of real estate to the True Love Missionary Baptist Church, Inc.

With no further discussion regarding the recommendations of staff, Mr. Hill made a motion to approve the request. The motion was second by Mr. Powell, and the resolution unanimously approved.

Resolution 93-43
Washington Center/Coldwater Road TIF District

Mr. Fletcher stated that the Commission issued a $2.6 Million TIF bond for the Washington Center/Coldwater Road Economic Development area in 1991. Approximately $500,000 was appropriated from the bond issue as local matching funds for the construction of the I-69 overpass. Mr. Fletcher stated that he and Dave Ross, City Engineer, has been in contact with the State of Indiana DOT, which resulted in the State agreeing to take additional financial liability for the construction of the overpass relieving the Commission of a liability of $500,000 to $600,000 and therefore, causing a surplus in the bond issue. Mark Krcmaric, the Commission's bond counsel agreed with staff that the funds can be reallocated for additional projects outside the Washington Center/Coldwater road Economic Development area if it could be shown that the project caused a problem or a problem exists that affects the allocation area. Ron has asked Dave Ross, City Engineer and Greg Smith of Bonar & Associates, Inc., to explain to the Commission what the funds would be used for if the Commission approves this resolution. Mr. Ross and Mr. Smith explained that the funds would primarily be used to improve the Coldwater Road and Coliseum Boulevard intersection. Since the construction of the Coldwater Crossing shopping center, there has been a significant increase in traffic and a subsequent congestion of adjacent arterial routes, which mandates the construction of improvements to relieve the traffic congestion. The proposed plan consists of the construction of an auxiliary right turn lane onto Coliseum Boulevard for southbound Coldwater Road traffic, signal modernization, extension of the protected left turn lane, curbing and asphalt resurfacing and other related improvements as recommended by the City Engineer.

On a motion by Mr. Hill, second by Mr. Powell, Resolution 93-43 was unanimously approved.

Resolution 93-44
Approving engineering services

The firm of Bonar & Associates, Inc., has submitted a proposal to serve as the Commission's consulting engineer on the Washington Center/Coldwater Road traffic flow improvement project with a Scope of Services and bid of $35,400. The City Engineer and the Director have reviewed the proposal submitted by Bonar & Associates, and recommend that Bonar & Associates, Inc., be selected as the Consulting Engineer.

After a brief discussion by the Commission, it was unanimously agreed that Bonar & Associates, Inc., be awarded the bid.
On a motion by Mr. Powell, second by Mr. Hill, Resolution 93-44 was unanimously approved.

Resolution 93-45
Approving the payment of assessments to the Midtowne Crossing Owners Association

Jim Lindsay explained to the Commission that this resolution approves the payment of assessments that the Commission, as owners of the parking garage, is assessed for its prorated share of the total ownership of the Midtowne Crossing project. The Commission's share, based on square footage, is 25.69% of the total budget for the Midtowne Crossing Owners Association for the year 1994. Jim went on to say that the estimated amount of $45,526.68 represents 25.69% of the total assessment budget. Jim stated that the Commission ended 1993 with a balance of $4,340.00 in the parking garage revenue. The assessment is paid monthly to the Owners Association and is in fact revenue received from leasing parking spaces to owners and tenants residing at Midtowne Crossing. Staff has reviewed the 1994 budget for the Midtowne Crossing Owners Association and recommends the approval of payment.

On a motion by Mr. Eisbart, second by Mr. Hill, the 1994 budget for the Midtowne Crossing Owners Association was unanimously approved.

Resolution 93-46
Approving real estate listing for the Jefferson House - 119 W. Wayne St.

Mr. Fletcher noted to the Commission that Steve Wesner of Goldstine/Knapke has had the exclusive listing of the Jefferson House/Vogue Building for the last 2 years. The building remains for sale without any definite prospects. In order to solicit new interest in the building, Mr. Fletcher is requesting authorization to solicit proposals from local commercial realtors to market and sell the Jefferson House/Vogue Building. After a brief discussion the Commission unanimously agreed that staff should begin the process of soliciting for proposals.

On a motion by Mr. Eisbart, second by Mr. Hill, Resolution 93-46 was unanimously approved.

OTHER BUSINESS

Resolution 93-47
Regarding use of funds for the Washington Center/Coldwater Road Project

Mr. Fletcher stated that the cost of improvements in the Washington Center/Coldwater Road **Economic Development Area** will be approximately $450,000, leaving a balance of $247,701.17. Mr. Fletcher went on to say that when the project began, there were sewer utility line oversizing costs incurred, but because the utility costs may exceed the bond proceeds allocated, City Utilities contributed $217,701.27 toward the improvements. Staff suggested that in the event additional funds are needed above the amount of bond surplus and earnings that are available, that the $217,701.17 be used to complete the Coldwater Road improvement project.

On a motion by Mr. Eisbart, second by Mr. Hill, Resolution 93-47 was unanimously approved.

Headwaters Park Acquisition Update

Phase I: Of nine properties, four have been acquired, one is still in negotiations, three are being condemned, and one is pending environmental remediation problem.

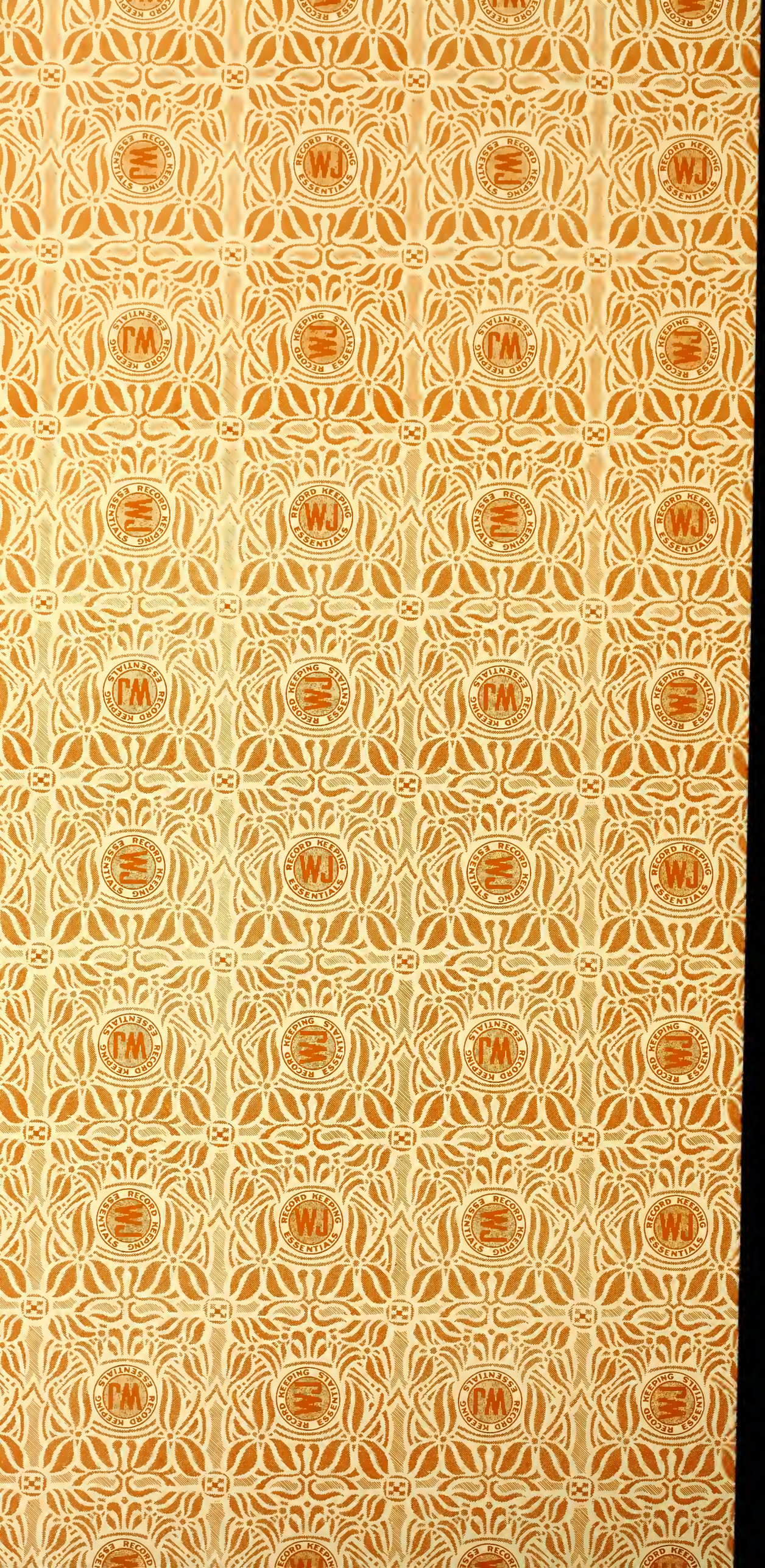
Phase II: Appraisal visitations have been conducted, offers will be made some time after the first of the year.

With no further business to discuss, Mr. Hines moved to adjourn the meeting. The motion was second by Mr. Eisbart.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III, Secretary

ADOPTED: January 24, 1994


RECORD KEEPING ESSENTIALS
WJ

TO LOCK PERMANENTLY

Push down spur with a blunt instrument.